

AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 03/24/05 DEPT OF ORIGIN: DEVELOPMENT SVCS. REQ. NO. VI B
DATE SUBMITTED: 03/17/05

ORIGINATOR: TYLER SORRELLS, PLANNER

SUBJECT: LAKE POINTE CENTER COMMERCIAL RESERVE G– FINAL REPLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: APPROVED GENERAL PLAN; APPROVED PRELIMINARY REPLAT
PROPOSED FINAL REPLAT

APPROVED FOR SUBMITTAL:

DOUGLAS P. SCHOMBURG, AICP, ASSISTANT CITY PLANNER *D.P.S.*

SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER *A.K.*

EXECUTIVE SUMMARY:

Mr. Chad Hablinski, P.E., of Costello, Inc., on behalf of Mr. Don Janssen, of Lake Pointe Town Center, Ltd., requests the consideration and approval of the Lake Pointe Center Commercial Reserve G Final Replat. This replat consists of nine reserves in one block located within the Lake Pointe General Plan area, totaling 13.42 acres. The property is currently zoned as General Business (B-2), and is located within the boundary of the Fort Bend County Levee Improvement (LID) District No. 2. The purpose of the proposed replat is to subdivide Lake Pointe Center Commercial Reserve C into nine reserves. The property also has a park trail reserve, as required by the Lake Pointe Development Agreement.

The preliminary replat for this property was approved by the Planning and Zoning Commission on January 13, 2005. The preliminary replat was approved with the contingency that all typographical errors be corrected by the time of final replatting. All contingencies have been met.

The Development Review Committee has reviewed the plat and determined that it conforms to the approved Lake Pointe General Plan, Development Code, Subdivision Regulations, Comprehensive Plan and related Master Plans. As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to the construction of improvements.

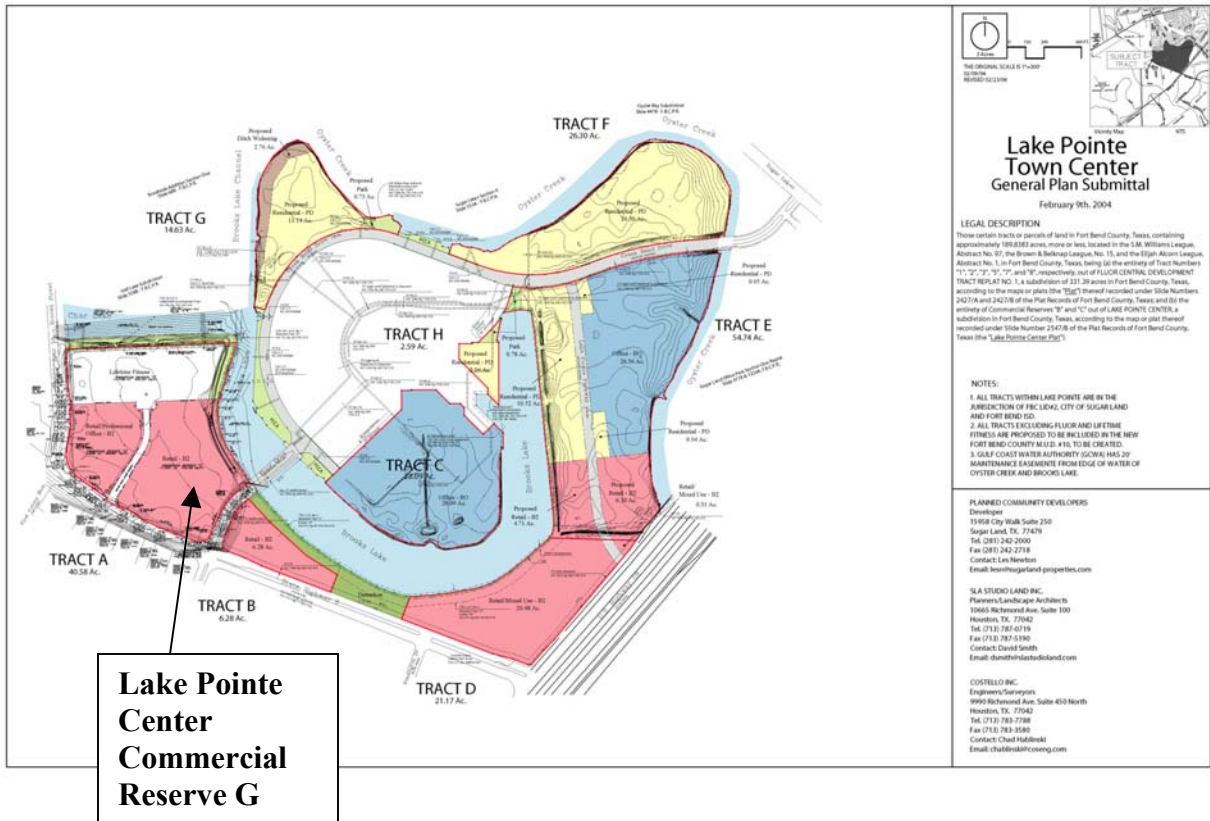
RECOMMENDED ACTION

The Development Services Department in conjunction with the Development Review Committee, recommends approval of Lake Pointe Center Commercial Reserve G Final Replat.

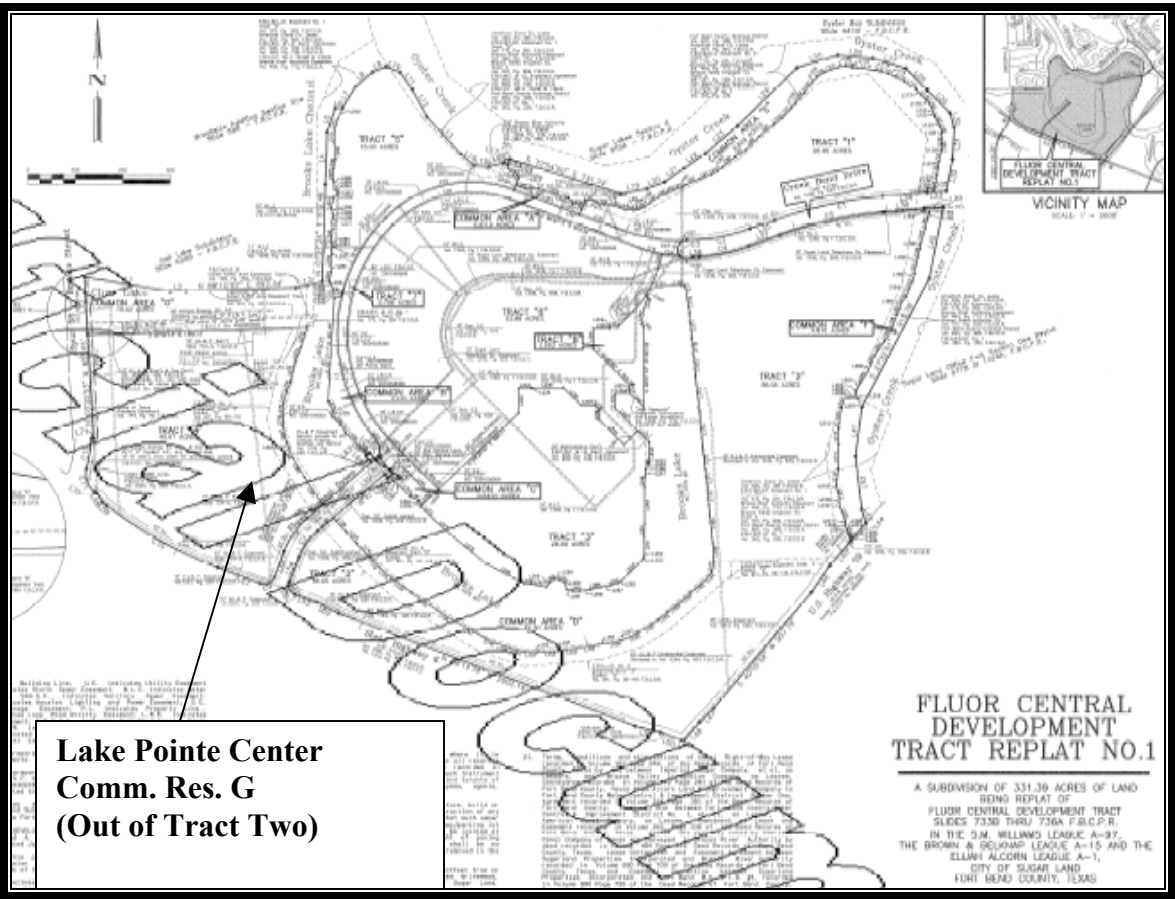
Cc:	Chad Hablinski, P.E., Costello, Inc. Bob Mata, Costello, Inc. Don Janssen, PCD	chablinski@coseng.com bmata@coseng.com donj@pcdltd.com
-----	--	--

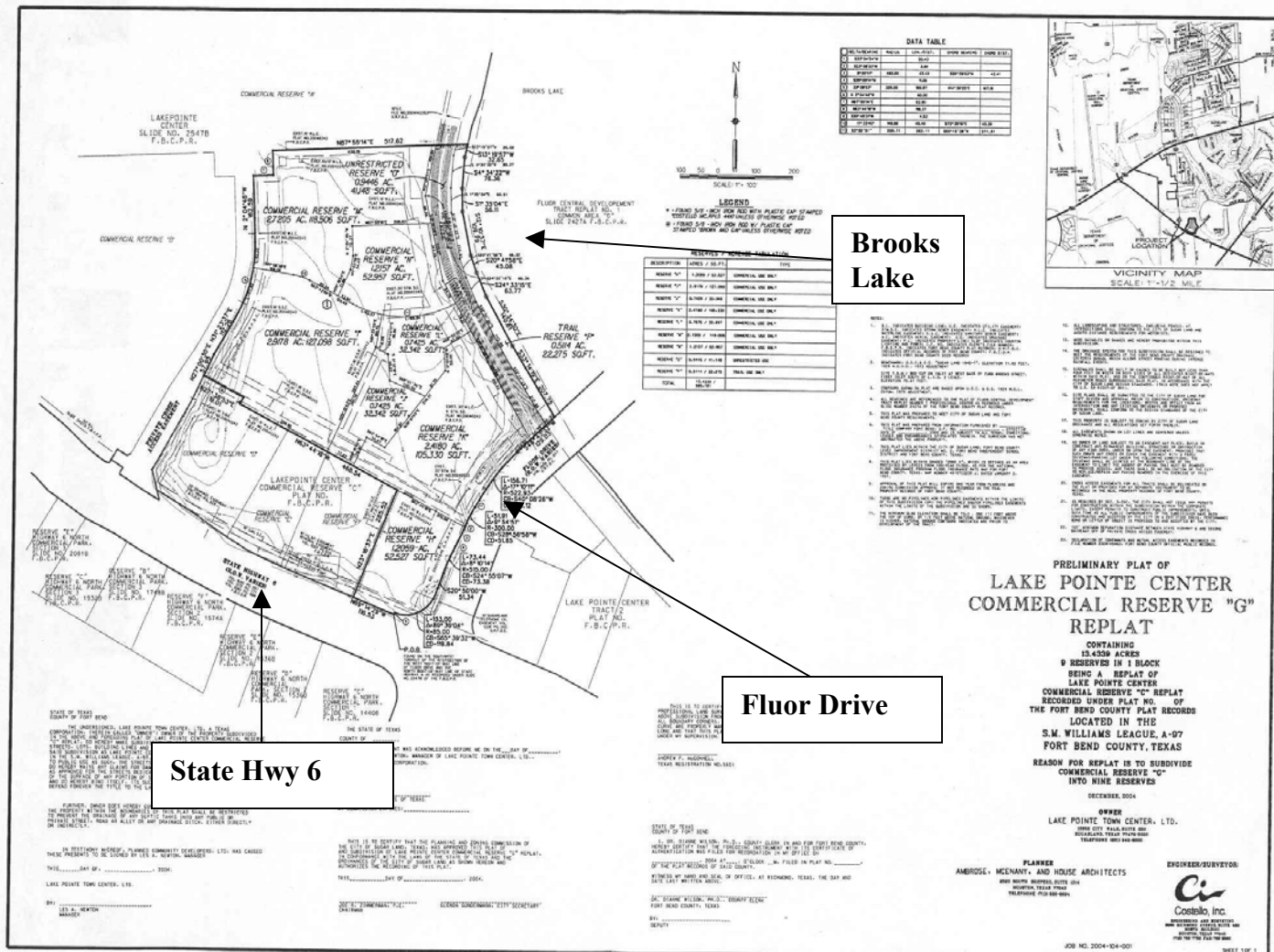
File No. P0003372

Copy of Approved General Plan: (March 8, 2004)



Excerpt from Original Recorded Plat:





Proposed Final Replat:

